

HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2013

Agenda Item No: 18

HDRC CASE NO: 2013-023

COMMON NAME: Westside Landmarks

ADDRESS: 1202 Buena Vista St, 2322 Buena Vista St, 433 Castroville Rd, 915 Castroville Rd, 1107 Culebra Rd, 1408 El Paso St, 1412 El Paso St, 1426 El Paso St, 1302 Guadalupe St, 1001 N San Marcos, 1619 N San Marcos, 913 S Brazos St, 816 S Colorado St, 107 S Elmendorf, 115 S Zarzamora, 1403 Saunders, 1617 W Commerce St, 2300 W Commerce St, 3103 W Commerce St, 3526 W Commerce St, 1619 W Poplar St, 1115 Guadalupe St, 1107 Guadalupe St, 1601 Guadalupe St

CITY COUNCIL DIST.: 1, 5

APPLICANT: Office of Historic Preservation

OWNER: Various

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for twenty-four properties that were surveyed as part of the Westside Cultural Resource Survey and identified as architecturally, historically and culturally significant. The Office of Historic Preservation held several public meetings as part of this process to solicit public feedback and to determine which properties were potentially eligible for landmark designation. The Westside Cultural Resource Survey initiative began in 2011 to identify, document, and protect places of significance on the Westside as a way of celebrating the rich history and cultural heritage of this part of San Antonio. In response to the recent loss of historic structures and efforts by the community to promote historic preservation, the OHP has partnered with a number of community organizations and volunteers to identify places that are significant to San Antonio's Westside. Community partners include the Westside Preservation Alliance, the Esperanza Peace and Justice Center, the San Antonio Conservation Society, the Westside Development Corporation, and the Old Spanish Trail Centennial (OST 100). The properties identified as eligible for landmark designation here include both commercial and residential buildings.

The properties proposed for a Finding of Historic Significance are:

NCB 2342 BLK 7 LOT 1

NCB 2332 BLK 18 LOT 6 & W 30 FT OF 5

NCB 8177 BLK 113 LOT 16, 17, 18 & P-105 (PT OF CLOSED ALLEY)

NCB 11250 BLK LOT 5

NCB 2072 BLK 4 LOT 1-2- 3

NCB 2437 BLK D LOT 50 PLAZA GUADALUPE UNIT-4

NCB 2437 BLK D LOT 49 PLAZA GUADALUPE UNIT-4

NCB 2437 BLK D LOT W 43 FT OF 1 & W 43 FT OF N 22.9 FT OF 2

NCB 2444 BLK 1 LOT 19 AND 20

NCB 2158 BLK 3 LOT S 79.87 FT OF 24

NCB 1013 BLK 3 LOT 25 ROBERT M ESCAMILLA SUBD

NCB 2444 BLK 1 LOT S 37.75 FT OF 39 & 40 & LOT IRR SE 0.06 ACRES OF 42

NCB 2440 (EL RINCONCITO SUBDIVISION), BLOCK 2 LOT 19

NCB 2324 BLK 3 LOT S 60 FT OF 1 AND 2

NCB 2322 BLK 1 LOT 7&8 AND 9

NCB 2349 BLK 4 LOT 23 AND 24

NCB 2302 BLK 4 LOT E IRR 42 FT OF 5 & NE TRI 26 FT OF 6

NCB 2316 BLK 11 LOT 1 THRU 12 (97% OF TOTAL PROPERTY) REEFER TO 02316-011-0010 and NCB 2316

BLK 11 LOT 1 THRU 12 (3% OF TOTAL PROPERTY) REEFER TO 02316-011-0011

NCB 2287 BLK 2 LOT 18, 19, 20, 21, & 22

NCB 3681 BLK 89 LOT 13

NCB 1041 BLK 4 LOT 20 NE TRI 21 FT OF 18 & E IRR 20.47 FT OF 19 AT 1619 POPLAR ST W
NCB 2439 BLK 3 LOT 8
NCB 2439 BLK 3 LOT 7
NCB 2436 BLK B LOT 28B

APPLICABLE CITATIONS:

UDC Section 35-607 – Designation Criteria for Historic Districts and Landmarks:

a. Process for Considering Designation of Historic Districts and Landmarks. Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

b. Criteria for Evaluation.

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
6. Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;
12. It is an important example of a particular architectural type or specimen;
15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.

FINDINGS:

a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.

b. Over the course of the last year, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 24 potential landmarks identified for designation here represent the first phase of landmark designation.

c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012.

d. As documented in the report titled “Westside Potential Landmark Designation Initiative Phase I” prepared by OHP staff, each of these twenty-four properties meets at least three of the Criteria for Evaluation, referenced above, in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

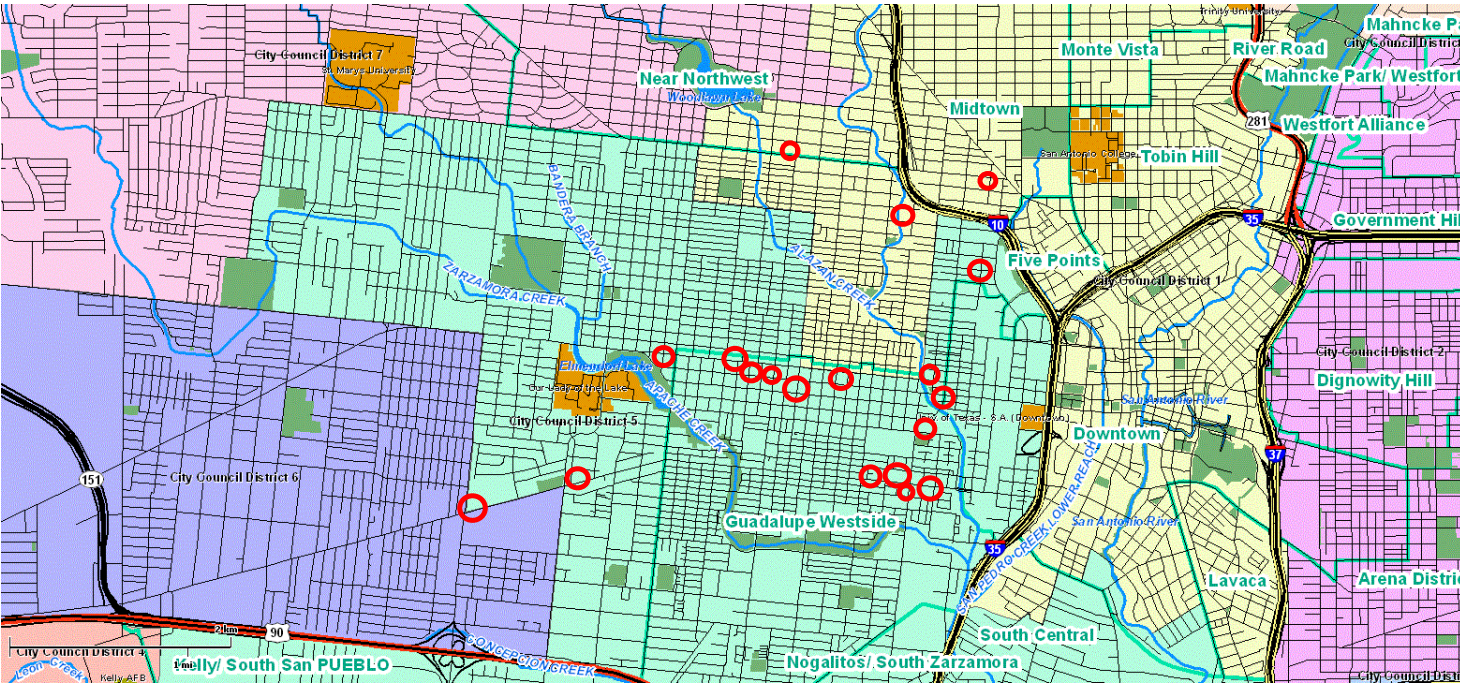
RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for the twenty-four properties specified above.

CASE MANAGER:

Sara Ludueña

Westside Landmarks



WESTSIDE POTENTIAL LANDMARKS - Phase I - 2013

SITE NO	SITE ADDRESS	NAME	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	ZONING
1202	BUENA VISTA ST	Buena Vista Garden Building - Instant TV Service	NATIONAL ASSN. OF LATINO ARTS & CULTURE INC.	1208 BUENA VISTA	SAN ANTONIO	TX	78207	NCB 2342 BLK 7 LOT 1	C2
2322	BUENA VISTA ST	Former Prospect Hill Library	CITY OF SAN ANTONIO	PO BOX 839975	SAN ANTONIO	TX	78283	NCB 2332 BLK 18 LOT 6 & W 30 FT OF 5	C2
433	CASTROVILLE RD	Elizonda Flower Shop - Joe's Barber Shop	PEREZ OLGA E	445 CASTROVILLE RD	SAN ANTONIO	TX	78207	NCB 8177 BLK 113 LOT 16, 17, 18 & P-105 (PT OF CLOSED ALLEY)	C3R
915	CASTROVILLE RD	Former Las Palmas Library	CITY OF SAN ANTONIO	PO BOX 839975	SAN ANTONIO	TX	78283	NCB 11250 BLK LOT 5	R4 NCD-8
1107	CULEBRA RD	Fire Station No. 10	CITY OF SAN ANTONIO	PO BOX 839975	SAN ANTONIO	TX	78283	NCB 2072 BLK 4 LOT 1-2- 3	C3
1408	EL PASO ST	House	CITY OF SAN ANTONIO	PO BOX 839975	SAN ANTONIO	TX	78283	NCB 2437 BLK D LOT 50 PLAZA GUADALUPE UNIT-4	C3
1412	EL PASO ST	Mujer Artes	CITY OF SAN ANTONIO	PO BOX 839975	SAN ANTONIO	TX	78283	NCB 2437 BLK D LOT 49 PLAZA GUADALUPE UNIT-4	
1426	EL PASO ST	House	SAN ANTONIO DEVELOPMNT AGENCY	1400 S FLORES ST	SAN ANTONIO	TX	78204	NCB 2437 BLK D LOT W 43 FT OF 1 & W 43 FT OF N 22.9 FT OF 2	C3
1302	GUADALUPE ST	Progreso Drug Store	GUADALUPE CULTURAL ARTS CENTER	1302 GUADALUPE ST	SAN ANTONIO	TX	78207	NCB 2444 BLK 1 LOT 19 AND 20	C3
1001	N SAN MARCOS	Building (401 Arbor Place)	PEREZ DORA ELIA ET AL	406 ARBOR PLACE	SAN ANTONIO	TX	78207	NCB 2158 BLK 3 LOT S 79.87 FT OF 24	I1
1619	N SAN MARCOS	Delaware Punch Factory (1623 N SAN MARCOS)	ROBERT AND ROSIE LTD	1623 N SAN MARCOS	SAN ANTONIO	TX	78201	NCB 1013 BLK 3 LOT 25 ROBERT M ESCAMILLA SUBD	I1
913	S BRAZOS ST	Giovani's Pizza	GAGLIANO JOHN J	913 S BRAZOS ST	SAN ANTONIO	TX	78207	NCB 2444 BLK 1 LOT S 37.75 FT OF 39 & 40 & LOT IRR SE 0.06 ACRES OF 42	C2
816	S COLORADO ST	Rinconcito de Esperanza	ESPERANZA PEACE & JUSTICE CENTER	922 SAN PEDRO AVE	SAN ANTONIO	TX	78212	NCB 2440 (EL RINCONCITO SUBDIVISION), BLOCK 2 LOT 19	C1-CD IDZ
107	S ELMENDORF	House	PENA BERTHA JOSEPHINE	107 S ELMENDORF ST	SAN ANTONIO	TX	78207	NCB 2324 BLK 3 LOT S 60 FT OF 1 AND 2	C3
115	S ZARZAMORA	Malt House Restaurant	GONZALEZ BALDEMAR	115 S ZARZAMORA ST	SAN ANTONIO	TX	78207	NCB 2322 BLK 1 LOT 7&8 AND 9	MF33
1403	SAUNDERS	Tiendita/Store	OVIEDO MARY C & JOSE A	1403 SAUNDERS AVE	SAN ANTONIO	TX	78207	NCB 2349 BLK 4 LOT 23 AND 24	R4
1617	W COMMERCE ST	Contreras Ice House	HERNANDEZ EDWARD M	314 S PINTO ST	SAN ANTONIO	TX	78207	NCB 2302 BLK 4 LOT E IRR 42 FT OF 5 & NE TRI 26 FT OF 6	I1
2300	W COMMERCE ST	David Crockett Elementary - Mexican American Unity Council (MAUC)	MEXICAN AM UNITY COUNCIL INC	2300 W COMMERCE ST	SAN ANTONIO	TX	78207	NCB 2316 BLK 11 LOT 1 THRU 12 (97% OF TOTAL PROPERTY) REEFER TO 02316-011-0010 and NCB 2316 BLK 11 LOT 1 THRU 12 (3% OF TOTAL PROPERTY) REEFER TO 02316-011-0011	C3
3103	W COMMERCE ST	Building similar to La Gloria	JOANNA'S CRAFTS N MORE	3103 W COMMERCE ST	SAN ANTONIO	TX	78207	NCB 2287 BLK 2 LOT 18, 19, 20, 21, & 22	C3 NA-CD
3526	W COMMERCE ST	Jan Woo Food Store	NG MAY SUN	3526 W COMMERCE ST	SAN ANTONIO	TX	78207	NCB 3681 BLK 89 LOT 13	C3
1619	W POPLAR ST	Keyhole Club - Society Fraternal Cruz Blanco	LA SOCIEDADA FRATERNAL	1619 W POPLAR ST	SAN ANTONIO	TX	78207	NCB 1041 BLK 4 LOT 20 NE TRI 21 FT OF 18 & E IRR 20.47 FT OF 19 AT 1619 POPLAR ST W	I2
1115	GUADALUPE ST	Guadalupe Street shotgun houses	FORESTELLO CHARLES	1211 GUADALUPE ST	SAN ANTONIO	TX	78207	NCB 2439 BLK 3 LOT 8	C3 NA
1107	GUADALUPE ST	Guadalupe Street shotgun houses (827 S. COLORADO)	MATA LUIS & JUANITA	120 RISCHE	SAN ANTONIO	TX	78204	NCB 2439 BLK 3 LOT 7	MF33
1601	GUADALUPE ST	Commercial building	CAVAZOS JERARDO	1601 GUADALUPE ST	SAN ANTONIO	TX	78207	NCB 2436 BLK B LOT 28B	C2P IDZ

Westside Potential Landmark Designation Initiative
Phase I
Office of Historic Preservation
2013





Former Las Palmas Library
915 (911) Castroville Road

History

The midcentury building was designed by architect Paul Garcia. The library was built in 1969 on land adjacent to the Las Palmas Shopping Center donated by the Las Palmas Group. It replaced the Prospect Hill Library on Buena Vista St. There were several hurdles before its construction. The Library Board was concerned about its location near a gas station and cemetery. There was also little room for expansion. The Fine Arts Commission rejected the plan citing it as a supermarket concept. In 1994, the library moved to 515 Castroville Rd. A Metro Health clinic now occupies the space.

Public Comments

- Very modern architecture. On property next to Las Palmas.
- Unique post-mod architecture
- Very modern building next to Las Palmas
- Modern style. It was great having a library nearby.
- Need more art and culture
- Introduction of modern architecture into much older community
- Unique architecture must be preserved! I took many classes of kinder students to this Westside gem. A structure like no other in SA

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an example of a unique mid-20th century institutional design;

Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian structure [35-607(b)6] a mid-20th century modern library

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its unusual design and prominent corner location within the Las Palmas Shopping Center complex;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; A unique mid-20th century facility serving the Westside community.

It is an important example of a particular architectural type or specimen [35-607(b)12] a very unique example of a mid-20th century library.



Former Prospect Hill Library
2322 Buena Vista

History

The building opened as the Prospect Hill Library in 1930 (*SA Express*, 9/16/1930). In 1935, the library was enlarged with additions and alterations (*SA Express*, 10/6/1935). In 1950, an article stated that the "Prospect Hill Taxpayers League...will soon complete the deal with the city parks department in regard to obtaining full charge of the Prospect Hill Library and auditorium building" (*SA Express*, 8/11/1950). A new recreation center was opened in the library building in 1951 (*SA Express*, 12/16/51). A 1957 article stated, "City Manager Matthews has promised the Prospect Hill Library auditorium will be cleaned and renovated for use by organizations in that area" (*SA Light* 2/22/1957). In 1962, an article mentioned that "work started in February on a program of remodeling and repairs for the Prospect Hill Branch Library Building" and library operations were to be transferred to a mobile book unit while the repairs and renovations were going on (*SA Light* 4/22/1962). A new library at Las Palmas was completed in 1969 to replace this structure. Beginning in 1980, WIC has had offices in the building. Today it remains the administrative offices of WIC.

The words "San Antonio Public Library Prospect Hill Branch" are embossed on the façade above the main entrance. The building reflects minimal Art Deco stylistic influences.

Public Comments

- Important in the community over many years
- Beautiful building
- Its longstanding use as a community gathering place for learning, recreations, art, and health
- As a very young girl I walked to the library and learned about the beauty of reading.
- Another wonderful building that served the Westside community children – has no obvious reason for destroying.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a lasting reminder of the Prospect Hill neighborhood and its history serving the community as a public library;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an example of 1930s institutional architecture reflecting minimal Art Deco influences;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];



Mexican American Unity Council/Former Crockett Elementary
2300 W. Commerce

History

Main building constructed in 1911 of stone, brick and reinforced concrete as Crockett Public School No. 11. (1911-1924 Sanborn, vol. 4, sheet 397). Replaced an earlier one-story David Crockett school on the same site that was there by at least 1904. Large rear 2-story additions added in 1930 (1911-1951 Sanborn, vol. 4, sheet 397). Purchased by Mexican American Unity Council in 1976. In 1977, *the San Antonio Light* mentioned that a new library would be named for the late Isabel Bazan, who had worked at the Main Library for more than 35 years (*SA Light* 3/16/1977). The new Isabel Bazan branch library was located in the Crockett School (*SA Light*, May, 11, 1977).

Public Comments

- School in Prospect Hill area. Education in Westside.
- The MAUC founded many orgs. in town – historic!
- Great example of neoclassical, popular in Mexico before revolution
- Great regal building – none of these left must save
- Schools built with character and developed character!
- They did a wonderful restoration on the building. It's not like any school I ever went to.
- An excellent specimen of its style and a tremendous history as a school, Bazan library, and home to MAUC!
- My youngest brother attended in the '30s.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history as an educational institution within the Westside community and later for its services provided through the Mexican American Unity Council;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an outstanding example of the early 20th century Beaux Arts style applied to an educational facility;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of W. Commerce Street;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8] Despite incorporation of modern replacement windows, the building continues to reflect its original Beaux Arts classicism and remains largely intact on the exterior.

It is an important example of a particular architectural type or specimen [35-607(b)12] an imposing example of Beaux Arts classicism of the early 20th century applied to an educational facility.



Keyhole Club
1619 W. Poplar

History

This was actually the second Keyhole Club to open. The first one Don Albert opened was at 728 Iowa. It was located in a building previously occupied by the Ritz Theatre. The club operated from 1944 to 1948. It was patronized by a racially mixed crowd which subjected it to constant police harassment.

The second club opened in 1950 in a fairly new building. The owners were Willie "Red" Winner and Don Albert. Don Albert, a Creole trumpeter and bandleader, managed the club. The audience again was an integrated crowd. Police harassment continued. In 1951, Fire and Police Commissioner Roper threatened the club with closure. Reasons cited were faulty roof construction and other safety violations. The owners went to court thus Winner vs. Roper. From a restraining order issued by the 37th District Court of Bexar Co. all the way to the Texas Supreme Court, the case was finally settled in favor of the club. The club continued to be under the constant watch of city officials. This was all before the civil rights movement and tested the racial climate of the city. The club eventually closed in 1964.

File images: Photocopy of folder for souvenir photo taken by Eugene Coleman at Key Hole Club in 1950s. Folder mentions "air conditioned" and "star studded sepia stage show" with images of dancing ladies. Historic photo of Joe Louis and others seated at a table in Key Hole Club ca. 1956. Others in photo include singer Norman Dunlap, Albert ("Don Albert") Dominique and Willie ("Red") Winner, owners of the club, and Eugene Johnson, who seated nightclub customers. Another historic photo shows Nat King Cole and wife, Maria Hawkins Ellington, standing at entrance to Key Hole Club in Nov. 27, 1955. They were at the nightclub gathering following Cole's performance with Duke Ellington at the Majestic Theater for showing of the movie "Rock 'N Roll Revue." Another photo from ca. 1940s shows customers standing outside at the ticket window and on the front entrance steps of the club. Key Hole signage, "keyhole" motif, and musical notes in neon adorn the façade. Ca. 1955 photo shows façade and parking lot, with building outlined in neon lights and same signage, "keyhole" motif, and musical notes. (Source ITC).

Public Comments

- Important jazz club. Integrated audience.
- Great design and Texas music history
- Love the curves!
- Jazz in Westside.
- I remember the Keyhole on the front door. Very important because of integration before it became the law.
- It represents San Antonio's cultural link to the jazz greats who performed there....Miles Davis, John Coltrane, etc. The Keyhole is a place of musical memories.
- Arts & race integration history are important to commemorate. We've already lost the Blue Bonnet Hotel.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant part of San Antonio's musical history and its lengthy association with racially mixed audiences prior to the Civil Rights movement.

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an unusual building with an elaborate “Mission” influenced parapet;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing San Antonio music venue with a historically racially diverse audience, unusual in the days before the Civil Rights movement.



3103 W. Commerce

History

The present building was completed in 1929 for Leppard Motors Co. (Willys-Knight and Whippet dealers) as an auto sales and service facility. J.A. Leppard and his sister operated the dealership and had been in the garage business at a location next door for 13 years prior, known as the Hill Top Garage. The newspaper article included a photo of the exterior and interior showroom with several cars on display. According to the article, the building included a repair shop with car lift, electric car washer and a service/parts department. Per the article, the building announced its new opening on March 5th, 1929. Earlier article (8-12-1928, *San Antonio Express*) mentioned contract was let for \$14,875 for construction of new building for Hill Top Garage. H. A. Miller was awarded general contract (?-article very difficult to read, poor quality scan). Possibly says L. Barrington Co. (??) are architects/engineers.

City directory research indicates that in 1924-25, 3701 and 3705 W. Commerce was Hill Top Garage and Grocery (although this would have been in a previous structure(s) on the site). The property is listed as Leppard Motor Co. from 1929 through at least 1941. At that time and through at least 1961, the adjoining property to the west at 3705 ½ was a 2-story building known as the Prospect Hill Lodge No. 1247 AF & AM (this structure is no longer standing). In 1951, 1955, and 1960 the property at 3701 W. Commerce is listed as Leppard Lumber Co. The structure is not identified on the 1911 Sanborn, but is identified on the 1951 Sanborn (vol. 1, sheet 7) with the former Lodge building adjoining it to the west. The Sanborn shows front canopy and a rear addition that extends to rear edge of lot.

Public Comments

- Beautiful building in the middle of Westside. Love it.
- Great design
- Beautiful architecture. I knew it had been a lumber company at one time. Don't see many buildings like this in the Westside.
- It was the mid-way point for people living around Commerce and Gen. McMullen who walked to town. You could stop and purchase a soft drink and get out of the heat for a while.
- So little is left of the Commerce/Zarzamora intersection that was such a lively place in '50s.
- Great example of drive-thru facility – beautiful architecture.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] an architecturally significant former automobile dealership/garage along the busy commercial corridor of W. Commerce Street and one of the most elaborate of this resource type remaining on the Westside;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of early 20th century Mission/Spanish Eclectic style auto dealership/garage;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its elaborate design and location along the busy commercial corridor of W. Commerce Street;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an architecturally significant former auto dealership garage along a major Westside commercial corridor;

It is an important example of a particular architectural type or specimen [35-607(b)12] an important example of an early 20th century Mission/Spanish Eclectic style former garage/auto dealership.



Former Progresso Drugstore (Guadalupe Cultural Arts Center)
1302 Guadalupe

History

The present appearance of the commercial structure represents the last phase of building on the site that was completed ca. the mid 1940s. The structure represents a “truly unique blend of early 20th century commercial Mexican and American architectural styles.” The building is clad with blue glazed tile, providing a unified façade to what is actually a series of construction phases below. Per the 1986 survey, the façade includes a “series of hand painted tile panoramas, 12 tiles each, depicting various unidentified scenes in Mexico.” The building is currently owned by the Guadalupe Cultural Arts Center. (*Villa de Guadalupe Historic Resources Assessment*, Andrew Perez Associates, 1986).

Public Comments

- Great example of commercial architecture with Mexican aesthetics
- Architecture and cultural office
- A botica and vital part of commercial area.
- Great façade
- Start of Southwest Voters-2nd floor – Willie Velasquez
- It was also a botica at one time. The building next to it on Brazos looks to have a rooftop patio.
- Gateway to the “Westside.” You knew you were home once you saw this uniquely tile building.
- Beautiful tile work and a great place for youth.
- Important site in cultural renaissance of Westside.
- Architecturally very strong presence with a record of great community service to Westside.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] an architecturally significant commercial building at an important “gateway” intersection at Guadalupe and Brazos Streets on San Antonio’s near Westside;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of early 20th commercial design fusing Mexican and American styles, including blue tile cladding, glass block, decorative painted tiles depicting scenes in Mexico, and an awning that wraps the building;

Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian or commercial structure [35-5607(b)6] a unique blending of architectural styles on the building façade providing unity to a collection of separate buildings;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its eclectic design (fusion of Mexican and American styles) and its location at a key “gateway” intersection into San Antonio’s Westside;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an architecturally significant commercial building reflecting a blending of both Mexican and American styles;

It is an important example of a particular architectural type or specimen [35-607(b)12] an important example of an early 20th century commercial structure fusing Mexican and American styles into a cohesive cladding encompassing a series of separate buildings below.



Jan Woo Grocery Store
3526 W. Commerce

History

From interview by Kamala Platt, WPA: I introduced myself to the clerk at the Jan Woo Store on a Sunday in late February with “I’m David’s neighbor.” My neighbor spends a lot of time at “Chino’s” so I figured correctly that this would give me a friendly introduction. Following are reports from my conversations at the store and later in the day with my neighbor at my house on Martin St. (a few blocks away).

The grandfather of the man I was speaking with built and started the grocery store in 1948. He had come from China as a 13 year old, to California. He had a brother (not biological) who helped him immigrate, and after some years, he went back to China to get married and then came back and put in the paperwork for his wife to also immigrate. Previous to the store on Commerce, he had a store on El Paso & Zarzamora where the Medical Center is now. That store building was knocked down and he came to Commerce where they have run the Jan Woo Store ever since. The store still uses the original meat counter, shelving and many other features. The couple had one child—the clerk’s mother—and she had six children. Many members of the community come to the store to visit, and on any given day there will be 15-20 people hanging out at the store, which sells sandwiches in addition to the meat market and other groceries one can buy there.

I bought fortune cookies from a jar on the clerk’s counter and as I was leaving stopped to chat with a woman named Joanne who has been coming to the store since ’83. When I mentioned my neighbor, she said “Oh, Rock n Roll David” (he is a musician and his band Southern Rail plays at many of the cantinas and ice houses). David Ortega returned my call, and once he knew I wanted to follow up on my visit to Chino’s he came right over. He remembered that at one time Jack’s Ice House was quite nearby and was an indoor outdoor gathering place with garage doors that lifted when the weather was good. He said originally Chino’s sold Chinese plates (broccoli and rice) and wonderful, thick steaks... Someone reported them as not up to the standards and the plates were closed down.

When I asked David how he started going there, he said their father went there to enjoy a beer. David said it has been one of those rare places where one could drink beer inside and out—It was grandfathered in when laws about this changed—like Burro Land (on Woodlawn). These are hangouts where one can order sandwiches – you can still do that, even though other food and things were cut off. David described how they keep the atmosphere one that is friendly and respectful. David said in the 90’s, the Mom of the family was in the store all the time and then there was a time when they thought they might close (not sure why anymore). The siblings now run the store, though Mom still comes in too. David also mentioned other cultural contributions that the family has made to San Antonio—participating in the Folk Life Fest, the kids (great grandchildren?) drumming and dancing with dragons at Hemisphere Park..... David said in the old days, especially when they were cooking food to go, the wives of the brothers were there from opening to closing...

David reminisced about the early years when the store was a meeting place between boys’ gangs, “La Lake” (his cousins were in this because they lived near OLLU) and La Martin, which was/is where his family lives. He said that now there are about 10 of the people who hang out there who are “originals,” and that others who spend time there now fell in afterwards. The originals are in their 50s and 60s, and some of their dad’s were the first generation in this community gathering place.

Diagonally across the street from Jan Woo Store, which sits on the corner of Commerce and NW 20th St. is a small lot, which is occasionally used for neighborhood events such as cooking out. David has previously shown me around there (because of my interest in gardens...) and around the Jan Woo Store, with so much original wood that it does feel like walking into another era when one enters.

Public Comments

- One of the last original Chinese groceries. There were at least 3 in my immediate neighborhood.
- Ethnic Texas history
- History of structure and age
- Chinese influence
- There used to be a lot more in the Westside.
- I remember 3 Chinese stores in my neighborhood when I was growing up. This is the last, at least with the same name.
- Fond memories also of Dusty's nearby. Important remnant of not only SA but American history.
- Great front tiling – rare Asian presence.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its association with Chinese Americans, lengthy service as a local grocery market to the Westside community, and as one of the few remaining Chinese groceries in an area once populated with many such establishments;

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3] its association with Chinese immigrants and Chinese Americans who once were a larger part of the Westside population.

Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian or commercial structure [35-5607(b)6] a largely intact example of an early 20th century local grocery store, including historic pole signage;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its long time service as a grocery/market along the busy commercial corridor of W. Commerce Street;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflection of the type of local commercial structure that has historically served the Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] one of the few remaining examples of an early 20th century Chinese Grocery in an area once populated with many such establishments.



Building
1001 N. San Marcos (401 Arbor Place)

History

Sanborn Maps: - street of Arbor Place formerly known as Lopez.

1911 Sanborn – two one-story dwellings on property (vol. 1, sheet 51) – 401 & 403 Lopez

1951 Sanborn – current building on map, tile with brick along streets, other walls tile, two-story, listed as store, address of 401 Arbor Pl.; one-story dwelling at west on same lot with address of 403 (same footprint as 1911 Sanborn)

City directories: 1929-30: T. Git Ng (Mamie Wah) – gro; 1940-41 Rio Grande Bar; no listing in 1951; 1955 Bertha's Place Bar; 1960 R & L Bar.

Operated as Chinese Grocery (known at Git Grocery) through at least 1931; later references to Git Grocery list it at 3705 W. Commerce.

San Antonio Light 1931-1-14: agents seized "a large quantity of 'bottled in bond' liquor after officers were forced to batter down a door at 401 Arbor Place.

San Antonio Express 1931-2-5: "Action to padlock 401 Arbor Place, where prohibition officers battered in a grated door with an ax on Jan. 7th, has been brought in Federal District Courts.....LeRoy Patten, alias Roy Moore, is the defendant alleged to have been operating the "bar" over the Chinese grocery on Jan. 7. It is alleged in statement by officers that entrance could be gained only by password, and that slot machines and a cash register were among the paraphernalia...Officers said they took a ledger that contained the names of 1,500 customers, and that six other books contained the passwords for 2,000 customers. "

Public Comments

- Definitely KEEP this structure intact/interesting interior, was social center for the neighborhood for decades & basement
- Nice history
- Bookend to residential area. Need to keep. If this building goes the entire block is gone.
- Structure has lots of character.
- "Redeemable" has not been ruined by poor additions, has "charm" and presence
- Favors New Orleans porches!
- Wow! What a checkered past. Important reference to prohibition.
- Interesting relic of prohibition but also areas cherished past (see "West of the Creek")
- Typical of old businesses and boarding houses of past – good history – need more research.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its association as a former Chinese grocery store and as a significant early 20th century 2-story commercial structure in a largely residential context;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its location along the railroad tracks;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an intact example of an early 20th century commercial building that served a variety of commercial functions, including as a Chinese grocery, within the Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant remaining example of an early 20th century commercial structure with upper balcony.



Malt House Restaurant
115 S. Zarzamora

History

SA Light 1955-4-23: photo of “ultra modern Malt House” and article about “McEwen’s Fried Chicken Dinner” – “a package containing a complete, ready prepared, delicious meal that needs only to be heated and served. First package of its kind to originate in the Southwest, it is a product of the ultra-modern Malt House at 115 S. Zarzamora.” “in ready prepared packages, the first to offer a complete fried chicken dinner in the southwest is a San Antonio firm...owned and operated by two brothers, D.J. and H.S. McEwen, the Malt House represents 35 years of experience and development in its field.....The Malt House, parent operation, is now located in an attractive new building just completed in January of this year. It had previously been operating on the same corner since 1947.”

SA Light 1959-10-31: “McEwen’s famous Malt House at 115 S. Zarzamora rocketed to popularity featuring half a fried chicken for 50 cents, which it still does, and has since added a number of equally spectacular dining treats.....any number of fried chicken picnic or party orders...have the equipment and personnel to turn out as many as 400 orders of half a chicken each in less than an hour.” (with photo of cooks at vats)

SA Light 1959-5-23: photo of Malt House, “the big, attractive dining room at the Malt House is air-conditioned for the comfort of hundreds of patrons who come to the popular place for regular meals or late evening snacks.... The McEwen brothers have been connected with food preparation and service for many years, having opened the Malt House in 1946.

Public Comments

- Neighborhood gathering place.
- The Malt House has been an important cultural site for fun and socializing – and politicizing! Please save it.
- A favorite for many years.
- Malts, onion rings, and the “fritters” all go hand in hand with this place.
- Favorite – 3 pieces of chicken, fries, biscuit and honey for 45 cents!
- May have history – needs a cleanup in and out!
- Many years of service to the community.
- Great food and inexpensive
- Seems like just about everyone in the Westside has some memory of the Malt House. Place to meet with friends.
- It drove its competitor “Paul Maries” out of business. A testament to the strength of its strong community cultural ties
- Best place to get lunch in the Westside
- Malt House IS the Westside
- Malt House baby – nothing beats it on the Westside – lots of love
- A Westside institution – unico! Lots of history that needs to be written.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its association as a longstanding eating establishment on the city’s Westside for over 50 years;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of S. Zarzamora and the fact that it has remained the same restaurant for over 50 years;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a long-standing restaurant institution on the City's Westside.



1601 Guadalupe St.

History

This property first appears in 1924 and was owned by Jesus & Trinidad Trevino. He was a truck driver and remained the owner/resident until 1929. His wife Trinidad became the owner on his death. In 1934 she was listed as a seamstress for Jos Fallick, who owned a second-hand army goods store on 214 S. Comal. In 1942 she was then listed as a seamstress for Radio Cap Co. In 1946 she was a machine operator at the same location, and in 1948 she was an employee for Ace Manufacturing Company. Trinidad remained the property owner until 1955.

The first appearance of its use as a commercial structure is in 1951. Trinidad remained the owner, but there was the addition of the Paris Barber Shop owned by Diego Arevalo. It remained this way until 1955 when the barber shop changed management/ownership to Jaime Trevino. Also, in 1958 the name changed to Rene Barber shop under Rene Trevino. From 1960 through 1965 it became the Paris Coiffeurs as well as the Rene Barber Shop, both run under the same management. From 1965 to 1970, Paris Coiffeurs disappeared, leaving only the barber shop and Trinidad. By 1970, ownership had finally transferred to Rene, but this only lasted until 1974. In 1974 a Jesus Trevino (or Trevion) became the owner. The barber shop name also changed to Jesus Barber shop, and remained this way until 1983 when it reverted to Rene Barbershop once again. In 1988, Rene Trevino became the property owner again until at least 2002, if not through the present. (*Cultural Survey/Esperanza pg 20*)

Public Comments

- Commercial corridor of growing community.
- Was Rene's "Paris Barber Shop." He opened it after he returned from WWII. Loved Paris/spoke French and started French club at Brackenridge H.S...has been renovated and will be a mini food establishment – it's gorgeous!
- Shows how buildings served many purposes. They were transformed as needed.
- Nice example of home & business structure of '30s in Westside.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] as a remaining example of an early 20th century residential turned commercial structure that was once a prevalent building type throughout the Westside;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of Guadalupe Street, and one of the remaining historic residential/commercial structures along this corridor;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a remaining example of an early 20th century residential turned commercial building that has recently been adaptively rehabilitated.



Elizondo Flower Shop
433-445 Castroville Road

History

Rachel Delgado, WPA interviewed Olga Elizondo Perez, second generation owner, about the family flower shop. The third generation also helps run the business founded in 1924. Olga said that up to the mid 30s, cattle were still herded down Castroville Rd. on the way to the stockyards. When this happened, they had to rush to bring in the tubs of flowers. The original house was added on to and is part of what is 445 Castroville Rd. The Belgian farms came up to Castroville Rd where the cemetery and the Las Palmas Shopping Center are now.

Olga Elizondo Perez's story (from her email): "Since 1921 when Juan and Margarita Elizondo were forced by Mother Nature (the big flood of September 1921) to move to higher ground. That was a lot on Castroville Rd. which they paid \$100 for. Mr. and Mrs. Elizondo had to work pretty hard in order to make the payments. A humble house was built at which Margarita would later add plants and flowers. About that time, San Fernando Cemetery #2 opened. When people visiting the graves saw her yard, they would stop and ask about buying some of her flowers. She would end up selling a big armful of flowers for 5 or 10 cents. So that's how it all started. I say with a lot of pride and love to everything and of serving our community for all this time. We paid our first business license about 1928. Isn't that wonderful. We love San Antonio and our community!"

Public Comments

- Business grew on commercial corridor for Westside community. Three generations.
- It's Westside and supports cemeteries.
- The family service is of great value.
- Thanks to San Antonio and our Westside community for giving the opportunity to serve you with great pride from 1925 to the present, our humble business will be there to carry on. Thanks again, Elizondo's / Alga Elizondo Perez
- The original shotgun house is inside the building. An original wall can be seen from a workshop.
- It exists for our "ante-pasados" who are buried at San Fernando Cemetery. The affordable flowers and wreaths sold at Elizondo's allowed us to show our respect to our deceased relatives and friends.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history as a local business providing flowers to the community and for visitors to San Fernando Cemetery No. 2;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its long time service as a local flower market and its local along the commercial corridor of Castroville Road in close proximity to San Fernando Cemetery No. 2;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflection of the type of local family business that has historically served the Westside community and one that continues to remain in operation;



Tiendita
1403 Saunders

History

The small tiendita appears to have been constructed c. 1910. City directory research indicates that RA and Emilia Laechelin were the property owners in 1911. WC Youree was the property owner in 1924-25, along with Fannie Youree who was identified as a renter. In 1927-28, the first reference specifically to the tiendita is identified as Right Place Grocery, WC Youree owner. This remains the same in the 1929-30 directory. In 1940-41 the tiendita is listed as Trevino Romana Grocery. Beginning in 1951 and continuing through at least 1960, it is identified as Esparza's Grocery Store under Juan Esparza and then Jose Esparza. Esparza Grocery was in operation through at least 1970 based on a news paper article mentioning an armed robbery and shooting at the store, under the operation of Jose M. Esparza and wife Ofelia (*SA Light*, Nov. 17, 1970).

Sanborn maps indicate that the tiendita structure was on the site by 1912 (Sanborn Map 1911-1924, vol. 2, 1912, sheet 400). The site is vacant on the 1904 Sanborn. Saunders Street was originally called Matamoras (prior to ca. 1925), and the tiendita was originally addressed as 1401 Matamoras. A 1913 newspaper article identifies 1401 Matamoras as a "butcher outfit" that was for sale (*SA Light*, Oct. 27, 1913). A 1925 newspaper article mentions that the owner of the grocery store at 1401 Saunders "drove three prospective holdup men from his grocery store in front of his home..." (*SA Light*, Sept. 3, 1925). The owner was listed as WC Yuerol (although the City Directory of listed his name as Youree).

Architecturally it is significant as a masonry example of a small early 20th century store with rusticated cmu construction and parapet. It appears to have retained original wood sash windows.

Public Comments

- Preserving tienditas such as this one is very important since they represent a vital part of SA heritage.
- Example of tiendita next to owner's house. Quite typical of era.
- This is a beautiful example of a tiendita. Metal siding looks like pressed tin.
- For the historical flavor it gives the area.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant example of a tiendita, or small corner store, historically serving local Westside neighborhoods;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of a small, local early 20th century masonry commercial structure (tiendita) featuring rusticated cmu and parapet;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its corner location at Saunders and Brazos within a residential neighborhood that it once would have served;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an architecturally significant tiendita or small corner store that was once a common feature in every Westside neighborhood;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example (rusticated cmu masonry) of an early 20th century tiendita.



Buena Vista Garden Building
1202 Buena Vista

History

According to research, the building appears to have been constructed ca. 1929-30. The first listing for 1202 Buena Vista in city directories is in 1929-30 under SB Parker. In 1940-41 the property is listed as Buena Vista Gardens (beer). This continues through 1955-56. In 1951 (and 1955-56), a small commercial structure adjoining the building's west well is listed as 1201 ½ Buena Vista, Solis Cruz Radio and Television. In 1960, the main building is listed as Recuerdo Club (beer) with Solis Cruz Radio and Television Service remaining next door at 1202 ½.

Sanborn maps indicate the parcel contained a home in 1912. The 1911-1951 Sanborn map indicates the current building footprint and lists it as "Club House." A filling station was located directly in front of the building at the immediate corner of Buena Vista and S. Colorado.

A 1930 newspaper ad for Nevelow Bros. identifies the Buena Vista Service Station at 1202 Buena Vista (*SA Light*, May 9, 1930). Various newspaper articles in the 1930s and 40s reference dances and wedding receptions held at the building. In 1938, a newspaper article noted that a free dance would be held and "given by Sheriff Will W. Wood, in behalf of his candidacy for reelection (*SA Light*, June 28, 1938). In 1966, a newspaper notice mentioned the Buena Vista Club team meeting at 1202 Buena Vista (*SA Light*, Feb. 27, 1966). In 1974, the property at 1202 Buena Vista is listed as Buena Vista TV in a newspaper ad for Quasar TVs (*Express News*, Apr. 21, 1974). The east exterior wall of the building along S. Colorado features the mural, "Piedad" (Mercy), re-enacting the crucifixion of Jesus Christ in a contemporary setting. Featured in the mural are images of the scene of a spectacle with media, police officers, a worried mother, and a prophesying priest. The text expresses the emotions portrayed by Jesus Christ: mercy, forgiveness and power in graffiti-modern script. Lead muralist: Ruth Buentello, 2003. (Office of Cultural Affairs, San Antonio Neighborhood Tours, *Westside Murals y Mas* available at: <http://www.saculturaltours.com>)

Public Comments

- Popular music venue and commercial.
- An important meeting place for Mexican American social/political organizations as well as an important salon de baile
- Salon - important structure historically and culturally
- Patio Andaluz across street is also significant
- David Blancos artist did a great job!
- Another popular dance venue. It was a gas station at one time also.
- Cultural legacy
- This building was used for wedding receptions, etc.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its association as a community beer garden and meeting place for events, receptions, dances, etc. throughout the 20th century;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its corner location along the busy commercial corridor of Buena Vista Street at Colorado and the striking *Piedad* mural along the building's east wall;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an intact example of an early 20th century commercial building that served a variety of commercial and entertainment functions within the Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of an early 20th century commercial building that provided community services and meeting space to the Westside community.



Contreras Ice House
1617 W. Commerce

History

Ice houses were once a vital part of every neighborhood. Before refrigeration, blocks of ice were used in ice boxes to extend the life of perishables. Over time, ice house became places to socialize too. There were three ice-manufacturing plants in San Antonio in the 1860s, but many more developed in the later 19th and early 20th centuries.

Contreras Ice House at 1617 W. Commerce Street appears in the 1924-25 City Directory as the Lone Star Ice Company Station, with an address at that time of 2117 W. Commerce. City directory listings continue to identify the site at the Lone Star Ice Company through at least 1941. At that time it was identified as Lone Star Ice Co. Station No. 2. In 1951, the property was identified as the Lone Star Ice Delivery. By 1955 it was known as the Contreras Ice House. On the 1951 Sanborn map, the ice house is identified with its current footprint and a “refrigeration machine” along the west elevation. Contreras Ice House features painting of tuxedo-clad penguin with block of ice (from “Texas Ice Houses Melt Away”, the Kitchen Sisters, NPR available at: <http://www.npr.org/templates/story/story.php?storyId=5522825>).

Public Comments

- Provided neighborhood gathering place. Ice houses sold much needed ice before refrigeration.
- If “San Antonio” Mission Revival is original to the building, this is a significant design feature.
- Ice house typical of area – use typical of Westside
- Gotta keep her – especially neon
- Love the penguin. Another essential part of every neighborhood.
- My dad and I used to deliver blocks of ice here and remember it as a friendly cultural spot to meet
- IMPORTANT cultural space
- Great location next to river – typical ice house open for family use.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] as a remaining example of an early 20th century ice house, once an important resource and gathering place in every neighborhood;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of W. Commerce Street making it an accessible local gathering spot;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a remaining example of an early 20th ice house and local community gathering spot.

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant remaining example of an early 20th century ice house.



Rinconcito de Esperanza/Ruben's Ice House
816-820 S. Colorado

History

816 S. Colorado Street: Known as "La Casa de Misericordia" (the house of mercy), where in the 1940s, 50s and 60s, Amalia Sanchez opened her home to those in need of food and shelter. Now known as the Casa de Cuentos (House of Stories), the house has been used for the past 10 years by the Esperanza Peace and Justice Center as a hub for the Arte es Vida (Art is Life) Westside Cultural Project. It has been used for oral history gatherings, outdoor film screenings, bookmaking workshops, live performances, and has been host to various artists.

816 S. Colorado St (rear): a 200-square foot house built ca. 1920s is a typical vernacular Westside dwelling. Known as the Casita will soon be restored and will be used as visiting artist quarters.

820 S. Colorado Street: In 1940-41, the City Directory lists Alfredo Muñoz as the inhabitant. From 1948 - 1951, Catarino Hernandez owned the CBH Café at this location. In 1955-56, Antonio L. Jimenez was living at 820 S. Colorado St and at the rear house, lived Walter Twarowski. By 1957 M&E Grocery and Market was located at 824 S. Colorado St. In 1960 Ruben Reyes was listed as the owner of Ruben's Ice House. In 2007, Esperanza Ctr. acquired Ruben's with the support of the Reyes children.

Public Comments

- Neighborhood gathering place.
- This is truly El Mero Westside.
- History of supporting the community.
- A slice of life in every Westside neighborhood. So grateful the Esperanza is preserving neighborhood history.
- All 3 buildings at the Rinconcito typify the Latino community.
- Vibrant history
- Excellent tiendita structure w/ history significant to Westside

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] as a complex, the properties are some of the few remaining examples within the block of the mixed residential and commercial structures found in every early 20th century neighborhood; Ruben's is also reflective of the early 20th century ice houses that were once important community gathering places;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its location as some of the only remaining structures within this former residential block and in proximity to the busy commercial corridor of Guadalupe Street;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a remaining example of an early 20th ice house and local community gathering spot.

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community [35-607(b)15] as a collection, the properties are some of the only remaining examples within this city block of the types of early 20th century residential and commercial buildings that once made up the area.



Giovanni's
913 S. Brazos

History

Giovanni's Pizzeria and Deli serves fresh, made-to-order entrees and homemade desserts including hand-tossed pizza, fresh calzones and deli sandwiches. Proprietor and head chef John "Giovanni" Gagliano, a Brooklyn, New York native, originally opened the restaurant in El Parian where he taught local youth how to toss pizzas. He moved it in the mid-1990s to its current location, site of an old family grocery store, and backdrop for the *Flower Power* mural. Formerly, the building housed Courts Food Market. The market provided goods to local residents and was referred to as "Willes" because that was the name of the proprietor, Mr. Hernandez. He and his wife both operated the store. Historic photo available for Courts Market provided by Mr. Hernandez's grandson, William Hernandez Gonzales. Photo is from 1957 and shows signage on building for Royal Crown Cola, school supplies, and ice cream.

Public Comments

- Original Courts Market next to housing project. Part of commercial corridor.
- Continued use to the community.
- Was Courts Food Mkt (Mr./Mrs. Belen/Guillermo Hernandez) for 50+ years and now Giovanni's for 21-22 years. David Blanco's "Guadalupe and La Gloria" mural are on side.
- Reuse of original neighborhood building. Good job, Giovanni!

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] the property remains an actively utilized early 20th century commercial building still serving the needs of the Westside Community through its current use as a pizzeria restaurant;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its location just off the busy commercial corridor of Guadalupe Street;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a remaining example of an early 20th century commercial building still serving the Westside community and for its *Flower Power* mural on the building's façade;

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community [35-607(b)15] an intact early 20th century commercial structure continuing to provide service to the Westside community through its current use as a restaurant.



Shotgun Houses
1107 and 1115 Guadalupe Street (827 S. Colorado)

History

The five small shotgun houses and adjacent commercial structure on Guadalupe Street between Colorado and S. Smith represent some of the remaining vestiges of vernacular housing from the early 20th century that have survived along the commercial corridor. Sanborn map research indicates that the larger commercial building near the corner of S. Smith was present by 1912 as a pool hall, along with a smaller corner commercial structure immediately to the west identified as a store. One of the small shotguns nearest the commercial building may have existed at this time. The similar footprint on the Sanborn map of 1912 identifies it as Police Substation No. 2. By 1951, all five small houses are present on the Sanborn map with the addresses of 1105-1115 Guadalupe Street. The larger commercial structure has been attached to the smaller corner commercial building, and at that time served as a dry cleaning business. The properties are significant in that they have survived surrounding infill development and the demolition of many former historic age residences in the vicinity. The cluster of homes along Guadalupe Street serves as a visual reminder of the former residential neighborhood that has largely been razed.

Shotgun houses are one-story, narrow, gable-front residences that are one room wide and several rooms deep, with no interior hallways. This became a prevalent southern urban housing form in the late 19th and early 20th centuries. The narrow homes were well suited to narrow city lots. (McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knopf, NY 1997). These were simple and inexpensive to construct. Shotgun houses are a rapidly diminishing housing type throughout the inner city of San Antonio.

Public Comments

- Scale. (?) form
- Shotgun houses such as these reflect Westside working class history/heritage. We need to remember how poor people struggled!
- Shotguns typical and no longer preserved in many areas.
- Shotguns are disappearing and this is a nice sample.
- As growing up in the Westside of San Antonio and driving to school it is a reminder one is (?) entering in the area from the bridge by downtown and it is a landmark to the area.
- Inexpensive housing. A lot of homes started as such and were added on to, including mine.
- Reminiscent of the living conditions facing Latinos. The lots had a 25' front. Unbelievably small.
- Importance cultural and historic relics.
- As a reminder to the past and poor – shotgun houses must be preserved and used in creative ways.

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a collection of intact early 20th century shotgun houses, once a prevalent housing type but increasingly disappearing;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] as an intact collection of early 20th century shotgun homes along the busy commercial corridor of Guadalupe Street and part of the “gateway” into the Westside;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; remaining examples of early 20th century shotgun houses once common vernacular worker housing found through San Antonio's Westside and other inner city neighborhoods;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant remaining collection of intact shotgun houses that reflect the vernacular residences of the early 20th century Westside and other inner city San Antonio working-class neighborhoods.



1408 El Paso

History

The house at 1408 El Paso was constructed ca. 1912 and is first identified in the City directories in 1912 under the ownership of Jacobo Ribera. By 1914 it was a rental property, and the house continued to be occupied by a variety of tenants until 1927 when it was owned by Abraham Villa. It appears to have remained within the same family under ownership of other Villa family members for a number of years. City directories indicate it was owned by Anselmo Villa through 1946. From 1948 through at least 1965 the house was owned by Eduardo Villa. By 1975 the property had changed to ownership by Noncio Castano.

Public Comments

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact early 20th century bungalow and one of a small number of such homes remaining within this block of El Paso St.;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] with the other similar structures on the street, it remains a largely intact block of early 20th century residences, reflective of the types of resources that once comprised the entire surrounding vicinity;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];



1412 El Paso

History

The late Victorian, one-story wood frame house was built around 1912 and owned by Anselmo & Delmira Villa from 1921-34. Some residents were drivers for Ulmann, Stern & Krausse, a wholesale grocery company. In the 1970s, the federal government took over the land in this block as part of Urban Renewal. The Plaza Guadalupe and the buildings on the same property were then gifted to the City of San Antonio for the purpose of providing a community space for the neighborhood. The Esperanza Peace and Justice Center has been renting 1412 El Paso since 1995. Other residents included: Juan & Celia Almanza, Pablo & Virginia Almanza, Adolfo & Guadalupe Medellin, Mrs. Petra Porillo, Anastacio & Balsa Guerrero, and Augustin & Isable Cantu.

Public Comments

- Typical '20s home – great condition – reminder of Westside history of residences

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact early 20th century Queen Anne style house and one of a small number of such structures remaining within this block of El Paso St.;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] with the other similar structures on the street, it remains a largely intact block of early 20th century residences, reflective of the types of resources that once comprised the entire surrounding vicinity;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];



1426 El Paso

History

The brick house at 1426 El Paso was constructed ca. 1892 and is first identified in a City directory in 1892-93 as the home of August Robin Jr, proprietor of the Clipper Saloon. The property remained under the ownership of August Robin's widow, Mrs. W.L. Robin, through 1923. Throughout the early 20th century, Robin's widow also resided with Ed and Joe A. Robin, both identified as dairymen (likely her sons). In 1910, a Miss Lillian Robin also resided there. She was later identified as a renter in 1913 and a music teacher. By 1925, the property was under the ownership of Enrique Olivares, listed as a gardener. In 1931, the property was resided in by Mrs. Angelina Perez and Mrs. Feliciano Delgado, both widows. By 1935, the home was owned by Francisco Vasquez. In 1936, Mrs. Antonia R. Martinez (widow) was the listed property owner, and the house was also occupied by renters D.R. and Emilia and Antolin (or Antonio) Martinez. The listed owner in 1938 was Mrs. Felicitas Martinez, and she remained the property owner through at least 1951. From 1954 through at least 1972, the property was listed as under the ownership of Pedro Martinez. The property changed ownership several times after 1972. In 1990 it was listed in directories under ownership of the City of San Antonio. Today, the property is owned by the San Antonio Development Agency.

Public Comments

- One of the oldest brick residences in the neighborhood.
- A Native-American organization operated there at one time.

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact late 19th century residence, significant as one of the oldest remaining houses within the block and one of the only brick residences in the vicinity; also one of a small number of historic houses remaining within this block of El Paso St.;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] with the other similar structures on the street, it remains part of a largely intact block of early 20th century (and late 19th century) residences, reflective of the types of resources that once comprised the entire surrounding vicinity;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];



107 S. Elmendorf

History

The current owner mentioned a write up about the house when it reached 100 years of age. Built in 1910, the house originally faced W. Commerce St. It was later reoriented to front S. Elmendorf. Per the 1911-24 Sanborn (vol. 4, sheet 393), the property featured the existing 2-story house with porches fronting W. Commerce Street and an address of 3600-3602 W. Commerce. At that time, the property included a 2-story rear stable, which is no longer standing. The 1951 Sanborn (vol. 4, sheet 393) indicated that the house had been moved further south on the lot and reoriented to face Elmendorf (formerly S. Bandera). It was listed in 1951 with an address of 107 Elmendorf and included a new garage outbuilding and a small one-story rear outbuilding. A self-service filling station was located north of house on the same lot along W. Commerce. The rear stable appeared to have been replaced with a small 2-story dwelling with a porch fronting the alley.

City directories of 1911, 1915, and 1924-25 indicate the property as 3602 W. Commerce, owned by John and Mattie Sutcliffe. He was a stone contractor with yards located at SAP Depot and served as secretary of the SA Builder's Exchange. The 1927-28 directory lists only John Sutcliffe as the owner. In 1929-30, a Mrs. Augusta Bachle, widow, is the owner of 3602 W. Commerce. The 1940-41 directory lists the property with its new address of 107 S. Elmendorf under the ownership of Mrs. Irene Abrego. The 1955 and 1960 directories indicate Frank Abrego as the owner. There are numerous references in newspaper archives to 107 S. Elmendorf as rental property in the early 1930s (as early as 1931). Therefore, based on this research, the house on the property must have been reoriented to face S. Elmendorf between 1930 and 1931.

Public Comments

- Age; architecture; only house of this style in the area. Same builder as several limestone buildings at Fort Sam.
- Built by John Sutcliffe, immigrant from England to SA. Distinctive design. Sutcliffe ran Redondo Tile as owner.
- Too gorgeous not to keep alive.
- Very special structure/has held up well. Built by my great grandparents/was moved to this location from W. Commerce/I have picture of Mattie feeding chickens in her yard here.
- Most beautiful house in area – must be kept for others to enjoy.
- Beautiful architecture.
- I have a book with a chapter in it re: Sutcliffe family history
- The architecture of the house is like no other on that side of town. A prominent pharmacist (Frank Abrego [?]) lived there and raised his family there. Mr. Abrego owned Walter Pharmacy on Culebra (?) and W. Commerce. Since inheriting the house from my parents, I have raised by son and helped raise my 4 grandchildren. I have opened my home to church activities of Divine Redeemer Presbyterian Church for your groups and bible studies. I, as well as the great-grandchildren of John and Mattie Sutcliffe, am very interested in designation of the home as a Historic Landmark.
- Before my father Frank Abrego inherited the house, his mother Irene Reyna Abrego owned it and another at Idaho and Hackberry that she rented out to boarders. She had been an educator in Monterey area but migrated to avoid the Revolution. Starting over as a domestic, she raised 2 sons who inherited these homes for their own families. She worked for the Denman family – prominent attorneys – and strove to raise her family to its former prominence. The architecture, with the round turret, is quite distinctive. Includes a spiral staircase inside the turret and the top floor of the turret was a finished round bedroom.

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th century Queen Anne style home and the only home of this size and scale within the surrounding residential neighborhood;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] the only Queen Anne style home of this size and significance within this residential neighborhood; significant also due it is reorientation on the lot from W. Commerce to the side street of S. Elmendorf;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; a remaining example of an elaborate early 20th century Queen Anne style home;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of the Queen Anne style.



Former Delaware Punch Factory Building
1619 (1623) N. San Marcos

History

Per newspaper ad: "Bottling Plant Contract Awarded....for erection of one-story building....as part of the bottling concern's expansion program. The building will be 70x160 feet and reinforced concrete, hollow tile, steel, and stucco construction." 1927, L. Harrington Company, architects and engineers; contractor Blount and Miller (*SA Express* 1-23-27); per Sanborn map – main two-story building constructed 1925-26 for Delaware Punch Co. of America as their bottling works.

This building was constructed in 1925 for the Delaware Punch Company on a lot adjoining their other one-story building at the corner of San Marcos and Granada (now Culebra). The building contained mixing rooms and offices on the ground floor and laboratories on the 2nd floor. This served as the home plant for the Delaware Punch Company, who by this time had plants all over the United States and in several foreign countries. (*SA Express*, June 28, 1925). Delaware Punch was "discovered" by chemist Thomas E. Lyons, who began the company in 1913. He named his concoction "Delaware Punch" for Delaware grapes and to appeal to those who wanted a kick (i.e.: alcohol) in their drink, although Delaware Punch was a non-alcoholic soda drink. Lyons began manufacturing Delaware Punch in 1914. At that time it was sold as a concentrate to soda fountain companies and others who actually did the bottling. In 1920, the company began bottling its own product. (*SA Light*, June 5, 1927). A 1926 newspaper article featured several photos of the interior and exterior of the building (*SA Express*, June 20, 1926).

Delaware Punch was very successful throughout the United States. Many SA newspapers featured recipes for uses of Delaware Punch (fig preserves, Delaware sweet potatoes, etc.), and Delaware Punch even had a Wednesday night program on WOAI in 1926.

A 1960 newspaper article mentioned that 7-Up bottling of San Antonio was now franchised to bottle Delaware Punch. The building was sold in 1975 to the current owner. It remains a significant example of an early 20th century Spanish Eclectic style industrial and commercial facility.

Public Comments

- Part of Texas beverage history: Dr. Pepper, Big Red, Delaware Punch
- Dr. Pepper/Big Red should see their roots.
- I love Delaware Punch!

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant commercial/industrial building reflecting the early 20th century Spanish Eclectic style and associated for decades with the San Antonio Delaware Punch Company, producers of the soft drink Delaware Punch.

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3] association with Dr. Lyons and the Delaware Punch Company, a very successful San Antonio manufacturer of the soda beverage Delaware Punch that was sold across the United States and in several other countries throughout much of the 20th century;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th century industrial/commercial building designed in the Spanish Eclectic style;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8]

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio, Texas, or the United States [35-607(b)11] its lengthy association with the San Antonio Delaware Punch Company manufacturers of the popular soft drink Delaware Punch.

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of early 20th century Spanish Eclectic style institutional architecture.



Fire Station No. 10
1107 (1103) Culebra

History

This fire station was built in 1914 at a cost of \$17,396.41. It has fireproof construction with reinforced concrete roof and floors and front brick curtain walls and is a two-part commercial block building with Prairie influence. The second story provided sleeping quarters and meeting area and like Station #9 was considered at the time it was built to be one of the most modern and ornamental firehouses in San Antonio replacing the fire station located at Oak and Milam. It was restored in 1999 with minor alterations. Prairie influences.

Public Comments

- Gorgeous architecture
- Ditto!
- Ditto!
- Services the Westside and is very busy intersection
- Beautiful building – stable and utilitarian – still usable

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant early 20th century fire station reflecting San Antonio's history of fire fighting and its continued operation as a functioning fire station;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th century fire station reflecting Prairie influences;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent corner location at the busy commercial intersection of Culebra and Zarzamora;

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8]

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio, Texas, or the United States [35-607(b)11] Representative of San Antonio's early fire fighting history and early 20th century Prairie stylistic influences applied to industrial design;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of an early 20th century fire station.